

Meeting Copy

AGENDA

STATE BUILDING COMMISSION MEETING

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

JANUARY 14, 2010

11:00 A.M.

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SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 14, 2010

DEPARTMENT OF HUMAN SERVICES

TENNESSEE REHABILITATION CENTER, SMYRNA, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$7,390,489.00 to \$8,010,489.00 (\$620,000.00 increase) for **Dorm D & E Upgrades** at Tennessee Rehabilitation Center, Smyrna, to include replacing existing hot water heating system and hazardous materials abatement.

Revised Estimated Project Cost:	\$8,010,489.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
01/02 Current Funds-Capital Maint	\$ 148,365.00	\$ 0.00	\$ 148,365.00
05/06 Current Funds-Capital Maint (ADA)	275,000.00	0.00	275,000.00
01 G.O. Bonds-Capital Maint	1,300,000.00	0.00	1,300,000.00
Federal Funds	5,667,124.00	487,940.00	6,155,064.00
03/04 Current Funds-Capital Maint	<u>0.00</u>	<u>132,060.00</u>	<u>132,060.00</u>
TOTAL	\$7,390,489.00	\$620,000.00	\$8,010,489.00
SBC Project No.	442/006-01-2002		

Increase in scope and funding due mainly to hazardous material abatement and unforeseen conditions encountered during Phase 1 of the construction. This project will also include replacing the existing hot water heating system and allow for agency move-out/in at the end of each phase, not previously addressed.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 14, 2010

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

WEST TENNESSEE RIVER BASIN AUTHORITY

- 1) Review of a request for APPROVAL of the SELECTION of a Consultant via the RFP process for **Engineering Services** for the West Tennessee River Basin Authority.

Estimated Project Cost: **\$250,000.00**

Source of Funding: 09/10 Current Funds-Capital Maint

SBC Project No. 128/020-01-2009

Proposals for the Consultant RFP were received on December 15, 2009. This contract will provide engineers, scientists and technicians for the maintenance and restoration of rivers, streams and watersheds in the West Tennessee Region. This is a one-year contract with four annual renewable options, for a total of five years.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 14, 2010

UNIVERSITY OF TENNESSEE

AMERICAN RECOVERY AND REINVESTMENT ACT

- 1) Review of a request for APPROVAL of the FOLLOWING PROJECTS, all funded with 100% ARRA funding, and SELECTION of DESIGNERS, as required, to design and supervise the projects.

A. U.T. CHATTANOOGA

- 1) **Fire Alarm System Upgrades**
Estimated Project Cost: \$200,000.00
SBC Project No. 540/005-01-2010
Designer required

This project will upgrade the fire alarm system in Maclellan Gym and provide a new system for 605 Oak Street (Development House).

- 2) **Academic Math Mall**
Estimated Project Cost: \$400,000.00
SBC Project No. 540/005-02-2010
Designer required

This project will make building system improvements to approximately 4,000 sf in the east lobby of Maclellan Gym to provide a 100 student station math computer lab.

- 3) **Fine Arts Theater Improvements**
Estimated Project Cost: \$195,000.00
SBC Project No. 540/005-03-2010

This project will replace stage curtains and rigging equipment and upgrade lighting systems and acoustical treatments.

- 4) **Exterior Door Replacement**
Estimated Project Cost: \$300,000.00
SBC Project No. 540/005-04-2010

This project will replace exterior doors at multiple "high traffic" building entries.

- 5) **Lighting Upgrades**
Estimated Project Cost: \$400,000.00
SBC Project No. 540/005-05-2010

This project will upgrade lighting in Hunter, Lupton Library, Fletcher, and Engineering Math and Computer Science Building.

- 6) **Patten House Exterior Repairs**
Estimated Project Cost: \$700,000.00
SBC Project No. 540/005-06-2010
Designer required

This project will replace windows and make repairs to wood trim, gutters and downspouts.

- 7) **Window Replacements**
Estimated Project Cost: \$500,000.00
SBC Project No. 540/005-07-2010
Designer required

This project will replace windows in Grote, Bretske and Danforth Halls.

- 8) **Roof Replacement**
Estimated Project Cost: \$300,000.00
SBC Project No. 540/005-08-2010
Designer required

This project will replace the roofs on Pfeiffer, Danforth and 739 McCallie.

- 9) **Restroom Upgrades**
Estimated Project Cost: \$600,000.00
SBC Project No. 540/005-09-2010
Designer required

This project will upgrade fixtures and finishes in Hunter, Maclellan Gym and Brock Hall.

B. U.T. KNOXVILLE

- 1) **Utility Metering Installation**
Estimated Project Cost: \$2,450,000.00
SBC Project No. 540/009-01-2010

This project will provide for sub metering electrical consumption for approximately 150 campus facilities, metering steam condensate for approximately 90 campus building, and metering water consumption in approximately 50 campus buildings.

- 2) **Building Transformers Replacement**
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/009-02-2010

This project will replace transformers in Perkins Hall, Andy Holt Tower, Communications, Humanities, and McClung Tower.

- 3) **Interior Lighting Upgrades**
Estimated Project Cost: \$6,200,000.00
SBC Project No. 540/009-03-2010

This project will provide more energy efficient lighting and controls for Student Services, Communications, Bailey Education Complex, and in the Health, Leisure and Safety Building. Automatic light switches will also be installed throughout the Knoxville Campus in spaces where such installation is feasible.

- 4) **Exterior Lighting Improvements**
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/009-04-2010

This project will replace exterior lighting fixtures and controls in the “Hill” area of campus to improve efficiency of the exterior lighting system.

- 5) **Chilled Water Plant Control Upgrades**
Estimated Project Cost: \$6,100,000.00
SBC Project No. 540/009-05-2010
Designer required

This project will upgrade controls in regional chilled water plants on the Knoxville campus. It will also replace existing pneumatic control systems with digital systems in the Bailey Education Building and other selected locations.

- 6) **Alumni Memorial & HPER Buildings Roof Replacement**
Estimated Project Cost: \$1,350,000.00
SBC Project No. 540/009-06-2010
Designer required

This project will replace the roofs on Alumni Memorial (1990) and HPER Buildings (1992).

- 7) **Austin Peay & Alumni Memorial Systems Improvements**
Estimated Project Cost: \$4,500,000.00
SBC Project No. 540/009-07-2010
Designer required

This project will upgrade building systems in Austin Peay to include HVAC, lighting, plumbing, fire alarm, and elevator. It will replace the windows in Austin Peay and the west end of Alumni Memorial and make masonry repairs as required.

- 8) **NimBios Renovations – Walters/Hesler/Dabney**
Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-08-2010

This project will upgrade building systems and finishes to provide computational laboratory space in Walters Life Sciences and Hesler Biology, and Dabney.

- 9) **Communications/Student Services Renovations**
Estimated Project Cost: \$375,000.00
SBC Project No. 540/009-09-2010

This project will upgrade lighting, finishes, furnishings and educational equipment in Rooms 260 and 321 in the Communication/Student Services Building.

- 10) **Perkins Chem Lab and Storage**
Estimated Project Cost: \$300,000.00
SBC Project No. 540/009-10-2010
Designer required

This project will upgrade the Environmental Engineering chemistry lab in Perkins (Rooms 57 & 58).

- 11) **Jessie Harris Nutrition Renovation**
Estimated Project Cost: \$1,600,000.00
SBC Project No. 540/009-11-2010

This project will upgrade nutrition laboratories in Jessie Harris.

- 12) **Law College Improvements**
Estimated Project Cost: \$750,000.00
SBC Project No. 540/009-12-2010

This project will renovate selected academic support and service space to more efficiently accommodate needs of College of Law faculty and program requirements. Renovations will include reconfiguring interior walls and associated systems modifications.

- 13) **Stokely Management G2/G4 Classroom Upgrades**
Estimated Project Cost: \$200,000.00
SBC Project No. 540/009-13-2010

This project will upgrade finishes, furnishings, and equipment in Classrooms G2 and G4 in Stokely Management Center.

- 14) **Department of Music Equipment**
Estimated Project Cost: \$750,000.00
SBC Project No. 540/009-14-2010

This project will provide equipment for the Dept of Music to include instrument storage lockers for the band, and other music activities, music stands, musician chairs, chair dollies, acoustic panels and compact shelving.

- 15) **Morgan Hall Suite 125 Renovations**
Estimated Project Cost: \$130,000.00
SBC Project No. 540/009-15-2010

This project will upgrade administrative suites 125 and 126 in Morgan Hall to improve functional efficiencies and records security.

- 16) **Clarence Brown Theatre Fly System Improvements**
Estimated Project Cost: \$400,000.00
SBC Project No. 540/009-16-2010

This project will upgrade the fly system in the Clarence Brown Theatre.

- 17) **Buehler Lab Renovation**
Estimated Project Cost: \$3,750,000.00
SBC Project No. 540/009-17-2010
Designer required

This project will upgrade teaching labs in Buehler Chemistry Building.

- 18) **HPER Exercise & Sport Leisure Studies Upgrade**
Estimated Project Cost: \$260,000.00
SBC Project No. 540/009-18-2010

This project will upgrade equipment for the Department of Exercise, Sport and Leisure Studies.

- 19) **College of Nursing Improvements**
Estimated Project Cost: \$200,000.00
SBC Project No. 540/009-19-2010

This project will upgrade furnishings and classroom equipment in the College of Nursing.

- 20) **Architecture Studio Upgrades**
Estimated Project Cost: \$450,000.00
SBC Project No. 540/009-20-2010
Designer required

This project will upgrade shop & studio space in the College of Architecture. It will provide appropriate space to mock up full size building component assemblies.

- 21) **Clarence Brown Theatre System Improvements**
Estimated Project Cost: \$150,000.00
SBC Project No. 540/009-21-2010

This project will upgrade systems in the scene shop in Clarence Brown Theatre.

- 22) **Libraries Improvements**
Estimated Project Cost: \$3,575,000.00
SBC Project No. 540/009-22-2010
Designer required

This project will upgrade selected spaces to better accommodate group participation in “digital” projects, provide additional electrical outlets to support increased utilization of lap top computers and replacement of carpet and other floor finishes as required. It will also replace in existing mercury vapor lighting in Pendergrass Library.

- 23) **Visitors Center Office of Admissions Improvements**
Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-23-2010

This project will upgrade finishes & furnishings in the Visitors Center.

- 24) **Henson Hall Systems Improvements**
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/009-24-2010

This project will replace windows, upgrade interior finishes and make masonry repairs as required.

- 25) **Window Replacement in Dabney/Buehler and Physics**
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/009-25-2010

This project will replace windows in Nielsen Physics and Dabney/Buehler.

- 26) **Classroom Improvements**
Estimated Project Cost: \$1,500,000.00
SBC Project No. 540/009-26-2010

This project will provide upgrades to classroom finishes, replace furniture and upgrade technology features. The Knoxville campus operates over 200 classrooms. Instructional technology is upgraded on an approximate 10-year cycle. ARRA funds provided an opportunity to improve this time frame. Upgrades include providing internet access, smart boards, digital projectors and integrated controls.

C. U.T. MARTIN

- 1) **Paul Meek Library Roof Replacement**
Estimated Project Cost: \$1,400,000.00
SBC Project No. 540/011-01-2010
Designer required

This project will replace the roof on Paul Meek Library. Approximately 33,000 sf of the roof area was installed in 1989; the remaining 38,000 sf was installed in 1993 when the building was expanded.

D. U.T. HEALTH SCIENCE CENTER

- 1) **Nash Building Renovation**
Estimated Project Cost: \$2,500,000.00
SBC Project No. 540/013-01-2010
Designer required

This project will upgrade approximately 4,450 sf of research laboratory space on Level 1 of the Nash Building.

- 2) **Pauline Building Renovation**
Estimated Project Cost: \$3,000,000.00
SBC Project No. 540/013-02-2010
Designer required

This project will upgrade building systems and finishes for the Pauline Building. Improvements will be made to the HVAC, electrical, fire protection and lighting systems. Existing ceilings will be replaced and other interior finishes repaired/replaced as required to accommodate systems improvements.

- 3) **Wittenborg Building Equipment Replacement**
Estimated Project Cost: \$2,145,000.00
SBC Project No. 540/013-03-2010
Designer required

This project will upgrade the HVAC system and built-in equipment in the Wittenborg Building.

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE of a project for **Dunn Building – 4th Floor Renovation** at University of Tennessee Health Science Center, Memphis, to include improvements to clinical and research spaces.

Estimated Project Cost: \$3,000,000.00
Source of Funding: Gifts
SBC Project No. 540/013-03-2008

This project will provide for renovation of the 1st, 3rd, 4th and 5th floors of the Dunn Dental Building. The scope includes improvements to clinical spaces on floors 3, 4 and 5, and research space on level 1.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 14, 2010

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville

- 1) Review of a request for approval of a
REVISION in ESTIMATED PROJECT COST, and FUNDING
 from \$8,455,168.94 to \$8,830,168.94 (a \$375,000.00 increase), and
ACKNOWLEDGEMENT of SOURCE of FUNDING of the project for
McCord Building Renovation at
Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost:			\$8,830,168.94
<u>Source of Funding:</u>	Existing	Increase	Revised
2004 G.O. Bonds-Cap. Outlay	6,160,000.00	0	6,160,000.00
04/05 Current Funds-Cap. Outlay	1,013,500.00	0	1,013,500.00
00/01 Current Funds-Cap. Outlay	1,231,668.94	0	1,231,668.94
93/94 Current Funds-Cap. Outlay	50,000.00	0	50,000.00
Campus Plant Funds	0	102,300.00	102,300.00
ARRA Funds	0	272,700.00	272,700.00
	8,455,168.94	375,000.00	8,830,168.94

SBC Project No. 166/003-01-2000

Clark & Associates and Rufus Johnson Associates are the joint venture designers of this renovation of the McCord Building. Additional stimulus funds are needed to finish window replacements in the McCord Building. THEC approved this Special Opportunity Disclosure to use ARRA Funds on December 15, 2009.

- 2) Review of a request for approval of a
REVISION in ESTIMATED PROJECT COST, and FUNDING
 from \$2,000,000.00 to \$3,100,000.00 (a \$1,100,000.00 increase), and
ACKNOWLEDGEMENT of SOURCE of FUNDING of the project for
Infrastructure Improvements at
Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost:			\$3,100,000.00
<u>Source of Funding:</u>	Existing	Increase	Revised
07/08 Current Funds – Capital Maint.	100,000.00		100,000.00
2007 G. O. Bonds – Capital Maint.	1,900,000.00		1,900,000.00
Campus Plant Funds	0	300,100.00	300,100.00
ARRA Funds	0	799,900.00	799,900.00
	2,000,000.00	1,100,000.00	3,100,000.00

SBC Project No. 166/003-02-2007

Kurzyske & Associates is the designer for these underground steam and chilled water lines. The additional funding is for the second phase of the project which will replace lines in the north and west zones of the campus. THEC approved this Special Opportunity Disclosure December 15, 2009.

- 3) Review of a request for APPROVAL of a REVISION in SOURCE of FUNDING for
Trahern Building Roof Replacement at the
Austin Peay State University in Clarksville, Tennessee.

Estimated Project Cost:			\$230,000.00
Source of Funding:	Existing	Change	Revised
Campus Plant Funds	230,000.00	-230,000.00	0
ARRA Funding	0	+230,000.00	230,000.00
	230,000.00	0	230,000.00

SBC Project No. 166/003-05-2009

Richard C. Rinks and Associates, Inc. is the designer for this roof replacement. THEC approved ARRA Funding on December 15, 2009.

- 4) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for
Baseball Practice Building Installation at
Austin Peay State University in Clarksville, Tennessee, and
SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:	\$105,000.00
Source of Funding:	Gifts
SBC Project No. 166/003-01-2010	

Project will install a pre-engineered steel building for the baseball program. THEC approved this Special Opportunity Disclosure on December 2, 2009.

- 5) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for
Marks Building Fire Alarm Installation at
Austin Peay State University in Clarksville, Tennessee, and
SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:	\$125,000.00
Source of Funding:	
Campus Plant Funds	34,100.00
ARRA Funds	90,900.00
	125,000.00

SBC Project No. 166/003-02-2010

Project will install a fire alarm system in the Marks Building that ties into the main system. THEC approved this Special Opportunity Disclosure December 15, 2009.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for APPROVAL to ISSUE a REQUEST for PROPOSALS for BEST VALUE OPTION 1 ALTERNATIVE DELIVERY METHOD for **HVAC Repair and Replacement** at **East Tennessee State University** in Johnson City, Tennessee.

Estimated Project Cost:	\$ 6,000,000.00
Source of Funding:	ARRA Funds
SBC Project No.	166/005-06-2009

Facility Systems Consultants, LLC is the designer for project to update heating-cooling systems in several facilities.

- 2) Review of a request for APPROVAL to ISSUE a REQUEST for PROPOSALS for BEST VALUE OPTION 1 ALTERNATIVE DELIVERY METHOD for **Buc Ridge Apartment Complex Phase 4** at **East Tennessee State University** in Johnson City, Tennessee.

Estimated Project Cost:	\$11,000,000.00
Source of Funding:	TSSBA (rent)
SBC Project No.	166/005-10-2009

The joint venture of Beeson, Lusk & Street, Inc/Fisher_ Associates is the designer to construct a 128-bed apartment complex.

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Review of a request for APPROVAL to INCLUDE COMMISSIONING and APPROVAL of the SELECTION of a CONSTRUCTION MANAGER/GENERAL CONTRACTOR for the project of **Deere and Nicks Hall Housing Renovation** at **Middle Tennessee State University** in Murfreesboro, Tennessee based upon Proposals received December 8, 2009.

Estimated Project Cost:	\$11,920,000.00
Source of Funding:	
	TSSBA (housing) 10,975,000.00
	Campus Auxiliary (housing) 945,000.00
	<hr/> 11,920,000.00
SBC Project No.	166/009-10-2006

Johnson Johnson Crabtree Architects, P.C. is the designer for this renovation.

Cleveland State Community College, Cleveland, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Science Labs Modernizations** at **Cleveland State Community College** in Cleveland, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:

\$489,000.00

Source of Funding:

ARRA Funds

SBC Project No.

166/013-01-2010

Project will renovate Science Labs and prep room in the Science Building. THEC approved this Special Opportunity Disclosure on December 2, 2009.

Dyersburg State Community College, Dyersburg, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Building Mechanical System Modernization** at **Dyersburg State Community College** in Dyersburg, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:

\$550,000.00

Source of Funding:

ARRA Funds

SBC Project No. 166/017-01-2010

Project will upgrade energy management system and chiller at the Covington campus as well as convert lighting to energy efficient lighting at the Dyersburg and Trenton campuses. THEC approved Special Opportunity Disclosure on December 2, 2009.

Nashville State Community College

- 1) Review of a request for approval of a REVISION in ESTIMATED PROJECT COST and FUNDING from \$13,430,000.00 to \$14,130,000.00 (\$700,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Community College Renovations** at **Nashville State Community College**.

Revised Estimated Project Cost:			\$14,130,000.00
Source of Funding:	Existing	Increase	Revised
06/07 Current Funds-Capital Outlay	0.00	700,000.00	700,000.00
07/08 Current Funds – Capital Outlay	730,000.00	0.00	730,000.00
2007 G. O. Bonds – Capital Outlay	12,700,000.00	0.00	12,700,000.00
	13,430,000.00	700,000.00	14,130,000.00
SBC Project No.	166/034-02-2007		

The joint venture of Street Dixon Rick/SSR, Inc. is the designer for the renovations of 7 buildings. Existing capital funds are being moved from a completed project at the campus, New Academic/Student Services Building (166/034-01-2006), for additional items added to the CM/GC contract

Roane State Community College, Harriman, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Science Labs Modernization** at **Roane State Community College** in Harriman, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:	\$725,000.00
Source of Funding:	ARRA Funds
SBC Project No.	166/027-01-2010

Renovations will be made to modernize several Science labs in the Dunbar Building and convert Science Labs at the Oak Ridge campus. Special Disclosure was approved by THEC on December 2, 2009.

Tennessee Technology Center @ Athens, Athens, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Roof Replacement** at **Tennessee Technology Center @ Athens** in Athens, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: **\$210,000.00**
Source of Funding:

Campus Plant Funds	28,000.00
ARRA Funds	182,000.00

SBC Project No. **166/040-01-2010**

TTC Athens will replace the roofing system on the building. A Special Disclosure was approved by THEC on December 2, 2009.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for APPROVAL of an EARLY DESIGN PHASE for **Baseball Facility** at **East Tennessee State University** in Johnson City, Tennessee, as presented by Ken Ross Architects, Inc.

Estimated Project Cost: **\$4,750,000.00**
Source of Funding:

Campus Athletic Funds	400,000.00
Campus Plant Funds	650,000.00
Gifts (ETSU Athletic Foundation)	200,000.00
Gift-in-Place	500,000.00
TSSBA (student fees)	3,000,000.00

SBC Project No. **166/005-01-2008**

Baseball facility development includes playing field, dugouts, bullpens, lights, restrooms, temporary seating, and minimal parking. Site grading work is a gift-in-place by Thomas Construction.

Discussion of Bids

- 1) **Middle Tennessee State University, Murfreesboro**
(Jones Hall HVAC Update)
SBC Project No. 166/009-02-2007
Bid date: 1-13-2010
- 2) **Roane State Community College, Harriman**
(Expo Center Roof Repair/Replacement)
SBC Project No. 166/027-01-2007
Bid date: 1-13-2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 14, 2010

DEPARTMENT OF FINANCE AND ADMINISTRATION

DATA CENTER, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT for **Chiller & EMS Replacement** at the Data Center in Nashville, APPROVAL to UTILIZE COMMISSIONING SERVICES, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: **\$2,750,000.00**

Source of Funding:

2001 G.O. Bonds (FRF) \$2,745,000.00

FRF E&C Funds (501.04) \$ 5,000.00

SBC Project No. *529/031-01-2010*

This project will include the emergency installation of new chillers and EMS to ensure reliable cooling capacity for the Data Center. Existing chillers are 22+ years old and are not capable of automatic re-start after unexpected outages. The existing control system (EMS) is actually two separate systems which do not communicate well and are linked to recent chiller outages.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 14, 2010

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) READING and APPROVAL of the Minutes of the State Building Commission meeting held on December 10, 2009.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- | | |
|---|---|
| 1) Wynnewood State Historic Site
(Vegetative Debris Removal)
Change Order No. 3
Contract Amount: \$59,900.00
Change Order Amount: \$9,984.00
Change Order Percent: 16.67
Cumulative Percent 20.66
SBC Project No. 160/004-01-2008 | For additional work that was omitted from the contract documents as well as additional work required to remove trees that died since the project was scoped. |
| 2) Tennessee State University
(Clement Hall Allied Health Renovations)
Change Order No. 7
Contract Amount \$1,189,929.00
Change Order Amount: \$10,213.69
Change Order Percent: 0.86
Cumulative Percent 10.10
SBC Project No. 166/001-05-2005 | This adds countertop, shelving, cabinets, and a door, relocates plumbing in the mechanical room, replaces a moveable partition, and replaces a masonry infill with a drywall overlay. |
| 3) Tennessee State University
(Clement Hall Allied Health Renovations)
Change Order No. 8
Contract Amount: \$1,189,929.00
Change Order Amount: \$41,018.49
Change Order Percent: 3.45
Cumulative Percent 13.55
SBC Project No. 166/001-05-2005 | This adds and revises sinks, doors, partitions and lights in the Operatories, Screening Room, Main Electrical Room, Restrooms, Reception Office and Corridors. |
| 4) Tennessee Wildlife Resources Agency
(Royal Blue Office Building)
Change Order No. 1
Contract Amount: \$148,599.00
Change Order Amount: \$43,653.90
Change Order Percent: 29.38
Cumulative Percent 29.38
SBC Project No. 220/020-04-2007 | Programmatic change request to finish out the interior of the new Warehouse Office Bldg with walls, doors, handicapped bathroom, cabinets, and appliances. |

- 5) **University of Tennessee Knoxville**
(Fraternity Houses Renovation & Additions (Pi Kappa Alpha))
Change Order No. 4
Change Order Amount: \$71,117.64
Change Order Percent: 5.8
Cumulative Percent 18.5
SBC Project No. 540/009-37-2004
Provide additional structural steel roof framing.
- 6) **University of Tennessee Knoxville**
(Fraternity Houses Renovation & Additions (Pi Kappa Alpha))
Change Order No. 5
Change Order Amount: \$18,355.80
Change Order Percent: 1.5
Cumulative Percent 20.0
SBC Project No. 540/009-37-2004
Add data & TV cabling.
- 7) **University of Tennessee Knoxville**
(Campus Entrances Phase II)
Change Order No. 2
Change Order Amount: \$75,301.00
Change Order Percent: 13.2
Cumulative Percent 34.4
SBC Project No. 540/009-10-2002
Revisions to retaining wall footing, revisions to sidewalk to comply with city requirements and under cut and replacement of poor soils at roadway.
- 8) **University of Tennessee Knoxville**
(Neyland Stadium Improvements Phase 3)
Change Order No. 9
Change Order Amount: \$547,490.00
Change Order Percent: 1.3
Cumulative Percent 13.1
SBC Project No. 540/009-02-2005
Structural steel revisions, additional fire stopping and duct insulation, glass curtain wall revisions and additional concrete placement.
- 9) **University of Tennessee Knoxville**
(Thompson Boling Arena Improvements)
Change Order No. 4
Change Order Amount: \$98,087.00
Change Order Percent: 5.8
Cumulative Percent 18.6
SBC Project No. 540/009-22-2005
Provide new ramp and steps at NW elevator and modify guardrail height.
- 10) **University of Tennessee Knoxville**
(Baseball Stadium Renovation & Additions Phase 2)
Change Order No. 1
Change Order Amount: \$350,041.00
Change Order Percent: 13.0
Cumulative Percent 13.0
SBC Project No. 540/009-23-2004
Added brick veneer to vomitory walls.

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|--|---|
| <p>11) University of Tennessee Health Science Center
 (Regional Biocontainment Lab)
 Change Order No. 7
 Change Order Amount: \$208,234.00
 Change Order Percent: 1.0
 Cumulative Percent 11.5
 SBC Project No. 540/013-09-2004</p> | <p>Revisions to sterilizer exhaust hoods, modification of controls to bubble tight dampers, miscellaneous system changes.</p> |
| <p>12) TN School for the Blind
 (Gym Renovation)
 Change Order No. 6
 Contract Amount: \$554,980.00
 Change Order Amount: \$84,106.86
 Change Order Percent: 15.15
 Cumulative Percent 25.12
 SBC Project No. 168/005-01-2005</p> | <p>This adds tactile surfaces and differentiation in finishes for low vision students.</p> <p>Approval to adjust the base.</p> |

DESIGNER SELECTION LIST

- 1) Review of a request for APPROVAL to REFER DESIGNER SELECTIONS to the Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) SUMMARY REPORT of final action taken at the State Building Commission Executive Subcommittee meeting held on November 23, 2009 (attached).

Subcommittee Action – November 23, 2009 (pages 20-25)

Commissioner Goetz called the meeting to order at 10:40 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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CONSENT AGENDA

Approved the following real property transactions, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: **University of Tennessee – Knox County**
Transaction: Disposal by easement
Provision: Waiver advertisement & appraisals
- B. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver of REM fee
- C. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver of REM fee
- D. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Acquisition in fee
- E. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Acquisition in fee
Provision: Demolish improvements
- F. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Acquisition in fee
- G. Agency: **Tennessee Housing Development Agency – Marshall County**
Transaction: Lease agreement
- H. Agency: **Department of Military – Unicoi County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals
- I. Agency: **Tennessee Wildlife Resource Agency – Franklin County**
Transaction: Acquisition in fee

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to ACQUIRE REAL PROPERTY by updating existing title work, ACCEPTANCE of OPTION from Haywood County and EXERCISE of OPTION to acquire fee interest in real property with WAIVER of APPRAISALS, WAIVER of ADVERTISEMENT, WAIVER of REM FEE and utilize existing survey work, CONTINGENT UPON CONFIRMATION of the availability of the federal funds, to acquire the required interest in the following real property:

Location: **Haywood County – 200+/- acres – Albrights Road in Brownsville, TN – Trans. No. 09-10-017 (JB)**

SC Action: 11-23-09. Jurgen Bailey presented the request. Commissioner Matt Kisber, Department of Economic & Community Development, was recognized. He stated that the option expires December 15, 2009. Treasurer Lillard asked if the source of funding is not approved by the DOE, what was their contingency plan. Commissioner Goetz inquired about the status of that approval. Commissioner Kisber stated that they have received unofficial guidance and expect approval in a week or so. He said that, in the unlikely event that it wasn't approved, they would look at other funds available within the Department, and to the Governor and Legislature. Commissioner Goetz asked if it would require an extension. Commissioner Kisber responded "no", that they could continue by extending to the end of this year and could close in either direction. Treasurer Lillard stated that, even though the land will be leased to Genera, it was his understanding that any matters regarding design and construction contracts would come back to this body for their normal approval. UT Vice President David Milhorn confirmed Treasurer Lillard's understanding. Treasurer Lillard added that, when they are brought back, he would like to know about the projected pro forma and to get more details at that time. Secretary Hargett clarified that, if this source of funding is not accepted, they would have to come back to the Executive Subcommittee for approval. Subcommittee approved the request as presented, contingent upon confirmation of the availability of the federal funds.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following DISPOSAL BY LEASE AGREEMENT for the rental of real property with WAIVER OF ADVERTISEMENT and APPRAISALS as required by TCA 12-2-115 and TCA 12-2-112:

Location: **Haywood County – 200+/- acres – Albright Road, Brownsville, TN – Trans. No. 09-10-019 (FB)**

SC Action: 11-23-09. Jurgen Bailey presented the transaction. Comptroller Wilson asked if the land to be leased had been identified, and what was the need to act on the transaction that day. Executive Vice President David Milhorn was recognized. He stated that they are trying to get this to a stage where they can start the construction process in the spring. Comptroller Wilson stated that he didn't know which 50 acres they were talking about. Dr. Milhorn responded that the site has been roughly defined, but it was the tract closest to the interstate. Comptroller Wilson stated that he didn't want to hold them up, but he wanted to understand what they are doing. Commissioner Goetz asked why they needed to lease it this way when they own the entire site. Dr. Milhorn responded that the University of Tennessee will not own the entire site that it will lease to Genera. He said that they were, basically, asking for approval of the concept of the lease, and would bring the documents back to the Subcommittee for approval. After further discussion, Subcommittee deferred action until the December meeting.

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Shelby County – Highland Row Shopping Center, 443 S. Highland Street, Suite 460, Memphis, TN – 09-09-900**

SC Action: 11-23-09. Bob King presented the transaction. Comptroller Wilson asked if this was consistent with the master plan, and was told "yes". Treasurer Lillard asked staff if they had reviewed the lease. After general discussion, Treasurer Lillard made a motion to approve the transaction, contingent upon staff review and approval of the lease agreement. The motion was seconded, and passed without objection.

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Mr. Fitts presented a request for approval of a Delivery Order, approval of a revision in funding from \$50,452,000.00 to \$52,052,000.00 (a \$1,600,000.00 increase), and acknowledgement of source of funding for **Performance Contracting** at Columbia State Community College in Columbia, Tennessee. Comptroller Wilson asked, should the savings be less than the amortized costs, how did the Board keep their books to know what the savings were. Commissioner Goetz also asked, once a project is approved, what tracking is done on each project to know what the savings are. Dick Tracy responded that they can obtain guaranteed savings from the ESCO based on the initial engineering feasibility study. Comptroller Wilson stated that he supported the concept, but he wanted to be sure that the energy savings amortized the bonds, and he would like an explanation of the mechanics of the process.

Commissioner Goetz stated that, when the Subcommittee approves these delivery orders, they tend to wander out of their visibility, and it would be helpful to know what the results were. Mr. Tracy stated they would prepare a report in response to the questions asked and bring them back to the Subcommittee for their information. Subcommittee approved the request as presented.

Estimated Project Cost:	\$ 60,000,000.00
Estimated Delivery Order #16 Cost:	1,600,000.00
SBC Project No.	166/000-01-2002

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request for a revision in source of funding and acknowledgment of source of funding for **Panhellenic Hall Renovations** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost:	\$4,000,000.00
SBC Project No.	166/005-01-2009

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request to award a General Contractor contract to Doster Construction for **Tucker Theatre Renovations** at Middle Tennessee State University in Murfreesboro, in the amount of \$1,278,900.00, which includes the base bid plus Alternates #1, #2, and #3, based upon Best Value Option 1 for Proposals received October 6, 2009 and costs were received November 19, 2009.

Estimated Project Cost:	\$1,800,000.00
SBC Project No.	166/009-03-2009

University of Memphis, Memphis, Tennessee

- 1) Approved a request to plan a project and acknowledgment of the source of funding for **Robison Hall Renovation** at the University of Memphis in Memphis, and the selection of Hnedak Bobo Group to design and supervise the project.

Estimated Project Cost:	\$4,850,000.00
Estimated Planning Cost:	\$200,000.00
SBC Project No.	166/007-13-2009

TENNESSEE WILDLIFE RESOURCES AGENCY

ANNUAL REPORT

- 1) Agency Director Ed Carter presented the 2009 Report on the **Sharecrop Program** managed by the Tennessee Wildlife Resources Agency. After general discussion, Subcommittee accepted the report as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Union County – 0.02 +/- acres (862 square feet) – Big Ridge State Park, Maynardville, TN – Trans. No. 09-10-006 (McLeod)**

SC Action: 11-23-09. Jurgen Bailey presented the transaction. He stated that the Park is receiving a water tap for State services which will benefit the Park. After discussion, Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ADVERTISEMENT & APPRAISALS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Hamilton County – 1811 +/- acres (Mineral rights) & 2,400 +/- acres (Harvest rights) – Cumberland Trail State Park, Chattanooga, TN – Trans. No. 09-10-011 (McLeod)**

SC Action: 11-23-09. Jurgen Bailey presented the transaction. Lisa McCarter, Attorney General's Office, was recognized and provided a brief history of the situation. She said the severance of mineral rights from the property occurred in 1951 before the State even owned the property and the mineral rights were transferred in subsequent transactions in 2004 and 2007. She added that over 100 yards of debris caused from sandstone harvesting was removed from the Cumberland Trail. She said they will be requiring mineral rights on one tract, but Lahiere-Hill will retain the rights to oil and gas on the tract and the State will be given mineral rights to the Chickamauga sites. Treasurer Lillard asked if the settlement will protect the Trail, and was told "yes". He asked if there has been any objection, and Ms. McCarter responded "no", and that environmental groups have moved on their behalf. Joe Sanders, Department of Environment and Conservation, stated that the Department is certainly in favor of this settlement, which accomplishes the halting of rock harvesting. Treasurer Lillard asked who was paying to restore the 100 yards of the Trail. Ms. McCarter responded that Lahiere-Hill had started restoring the area in 2007 when the litigation was started, and that the Department is satisfied with what has been done. Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following Disposal in Fee of interest in real property with WAIVER OF ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Shelby County – 0.139 acres located in Memphis, TN Trans. No. 09-02-005 (FB)**

SC Action: 11-23-09. Jurgen Bailey presented the request. Treasurer Lillard stated that he has been in touch with the City and County and has a letter on file stating that the adjoining land owners have a plan to pay those back taxes, which he finds satisfactory. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

DONNELLY J. HILL STATE OFFICE BUILDING, MEMPHIS, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a Memorandum of Understanding between the State of Tennessee and Shelby County for **Plaza Upgrade** at Donnelly J. Hill State Office Building, Memphis, Tennessee. He described the situation and, basically, said that a mutual agreement is needed in order for the construction project to proceed without incurring additional delay costs. After discussion, Subcommittee approved the request as presented by Mr. Fitts.

SBC Project No.

460/003-01-2004

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meetings held on October 19 and November 9, 2009.

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There being no further action, the meeting adjourned at 11:15 a.m.